COMPREHENSIVE LAND USE PLAN
FOR THE TOWN OF ELK MOUND

Current Town Board Members
Vernon Hanson, Chairman
Donald Schley and Marv Michels, Supervisors
Sherri Berekvam, Clerk
Ann Wahl, Treasurer.

Land Use Planning Committee
Elton Christopherson, Chairman
Barb Nicol, Secretary
Mary Hepokoski, Co-chairman
Bob Jepson, Assistant Secretary

Subcommittees and Chairmen:
Agricultural, Elton Christopherson
Utilities, Robert Jepson
Economic Development, Mike Kramer
Housing, Judy Ganong
Statistics, Mary Hepokoski
History, Park, and Recreational, Barb Nicol
Intergovernmental, Tim Swenson
Transportation, Vern Hanson

Plan Commission Members
Elton Christopherson, Chairman
Judy Ganong, Secretary
Don Schley
Marvin Michels
Kevin Gilbertson

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PLAN OBJECTIVES

Development has existed in the town since its inception, but it has only been in the last ten to twenty years that these pressures have become an issue within the Township. Development pressures have reached the point where residents believe that if something is not done soon the Town will risk losing its rural character.

The purpose of the plan is to provide information about the Town, its resources, its residents, and its existing character. The plan also addresses community concerns about what the community wants to be in the future and describes how it intends to get there. The Town Board and Plan Commission will use the plan to make decisions about future growth and development.

The plan is organized around the following nine planning elements:

The **Issues and Opportunities Element** provides demographic information and identifies development trends by identifying key issues and opportunities, examines selected trends in the local economy and demographics, and generates population projections.

The **Housing Element** provides basic information on housing stock in the community, analyzes trends, projects the number of households to be added over the next twenty years, identifies potential problems and opportunities associated with accommodating varied housing needs, and reviews State and Federal housing programs.

The **Transportation Element** provides basic information about existing transportation networks in and around the Township. It assesses existing transportation facilities, reviews statewide planning efforts, develops a long-term transportation plan, and sets forth goals and objectives.

The **Agricultural Element** collects agricultural information on the variety of agricultural resources and programs in the area. It develops maps of important agricultural resources, such as productive soils, topography, land cover, and water features. It identifies areas of significant agricultural importance as well as areas of non-agricultural importance.

The **Natural and Cultural Resources Element** provides basic information on a variety of natural and cultural resources in the area, and develops maps of significant and/or environmentally sensitive areas, such as productive soils, topography, land cover, and water features.

The **Utilities and Community Facilities Element** provides information on facilities and services such as solid waste management, sewer and water, recreational areas, and schools. It also identifies public facilities and services that need to be expanded. This baseline information can then be used to provide direction for utility, facility, and service growth as the population increases in the future.

The **Economic Development Element** provides basic economic information about the Township by analyzing the economic base of the community and statewide trends affecting the community and region. It identifies desirable businesses and economic development programs at the local and state level and assesses the community's strengths and weaknesses relative to attracting and retaining economic growth.

The **Land Use Element** reveals the importance and relationship of land uses by preparing an existing land use map, identifying contaminated sites, assessing real estate forces, identifying conflicts, developing 20-year projections, and preparing a future land use map.

The **Intergovernmental Cooperation Element** assesses the Township's role and function in joint-planning and decision-making in connection with surrounding

jurisdictions. It analyzes relationships with local, regional, and state jurisdictions, compiles existing cooperative agreements, identifies potential conflicts, and develops a process to resolve conflicts within its boundaries and between itself and other communities.

The **Implementation Element** describes specific actions and sequences to implement the integration of above elements. It develops a process to measure progress and develops a format for updating the plan.

ISSUES AND OPPORTUNITIES

LAND USE PLANNING PROCESS

It was the responsibility of the Plan Commission to learn about community changes in the past and changes likely to occur in the future, to identify community likes and dislikes, and to define what residents want the community to become. It studied supporting information and evaluated Township needs. Community participation in this process included a survey, visioning sessions, and open houses. The Plan Commission is charged with the responsibility for making recommendations to the Town Board to ensure that implementation of the plan is consistent with the specified goals and objectives. Based on its findings, this plan makes recommendations to the Town Board regarding appropriate actions necessary to address protecting and preserving valuable Township characteristics over a twenty-year planning horizon.

HISTORY

Humans appeared in Wisconsin 11,000 years ago. Natives shaped the eco-system by using fire to maintain prairie and savanna. Native people hunted deer, black bear, and more than 25 other species of mammals. They also consumed mussels, birds, fish, and nuts and fruits. They appear to have planted orchards, which European explorers described as "planted tree groves," to provide supplies of food. Chestnuts, locusts, oaks, ash, basswood, beech, cottonwood, maple, pecans, medlars, mulberries, and plums grew in profusion.

Indians also dispersed several plants. The Menomonie spread wild rice wherever they passed. Many highways were originally roads between native habitations. By the time of European settlement, the region now known as Dunn County was inhabited by the Santee Dakota who feuded with the Ojibwa.

The French *coureurs de bois* hunted along the Red Cedar and the Chippewa. Pierre Le Sueur offers the first mention of the Red Cedar, "another river of great length." Jean Baptiste Perreault established trading posts on the Red Cedar. In 1822 Perkins built the first sawmill on the Red Cedar, and by 1829 lumbering was underway. Knapp, Stout, and Company, which began in 1846, became one of the largest lumbering operations in the world. Knapp, Stout owned over one-half million acres of pine land, most of it in the Red Cedar Valley. The company cut over two billion board feet of pine and conducted retail and wholesale merchandising operations, banking, farming, a steam mill, a shingle mill, a water mill, steamboats, and a stageline. Knapp, Stout strongly influenced construction, the railroads, and public opinion. Residents of Dunn County were dependent upon the company for goods, loans, and wages.

The Dunn County Pinery Rifles, later Company K, contributed significantly to the Union victory in the Civil War. Company K fought in the Peninsular Campaign, Second Bull Run, Antietam, Chancellorsville, the Wilderness, Spotsylvania, Cold Harbor, and

Petersburg. The military unit was organized in May and June, 1861 and disbanded on July 11, 1865.

Nearly 200 men and women from the County served in World War II. Eleven Dunn County residents gave their lives in the Korean conflict, and eleven more died in Vietnam.

Spain, France, and England, and the United States have held jurisdiction over Dunn County.

On July 13, 1787 the Northwest Territory, including what is now Wisconsin, was established. On April 29, 1836 the Territory of Wisconsin was created.

Dunn County was originally part of St. Croix County, then a part of Chippewa County. On February 19, 1854 Dunn County was set off from Chippewa County.

On August 11, 1856 the Dunn Cunty Board of Supervisors created seven townships: Menomonie, Spring Brook, Eau Galle, Dunn, Rock Creek, Bear Creek, and Pepin.

The Township was originally part of Spring Brook Township until the Town Meeting of December 30th, 1865 decided to separate into two townships. Gunder Robbee was elected the first chairman of the Town.

Elk Mound was named for a magnificent elk that often appeared on the summit of the bluff north of the Village.

On April 16, 1867 the Town Board levied a road tax on all real estate and taxable property (ranging from farm animals to pianos and buggies). The land was then surveyed and staked for the construction of roads. In 1871 the Town was divided into five school districts, districts 1, 2, and 3 and Joint 1 and 2.

The Village of Elk Mound was surveyed in 1874. However, the plat record, made for the West Wisconsin Railway by J.W. Remington, bears the date March, 1878.

A county road was built from the Village to Colfax in 1881.

In 1882 the Roberts Addition, consisting of 26 lots, was added to sections 26 and 27 of the Village. Since the Village was not incorporated until 1900, the Township assessed the addition.

In 1904 Oscar Anderson, Colfax, was granted a permit to operate the telephone line in the Township. In 1906 the Chippewa Electric Railroad was granted rights and privileges to operate an electric railroad.

Permission to widen all roads to four rods and to begin blacktopping was given to the Town Board in 1954.

In 1981 the Town bought two acres of land in Section 15, on which the current Town Hall stands.

The Town has been a home to many farms, a creamery, a grain elevator, a post office, a steam feed mill, groceries, general stores, a concrete block business, a flax mill, a bank, and many other enterprises.

CHURCHES
Barum Lutheran Church (Town)

Travelling to Elk Mound in covered wagons drawn by oxen, most of the early settlers originally came from Barum, Norway. Reverend Lauritz Larson formally organized the Barum Lutheran Church in 1854, but most of the services were held in private homes and the public school until the Church could be built in 1879. Dedicated in 1888, the Church has undergone many renovations.
Barum Cemetery (Town)

On April 7, 1868 the Town Board decided to purchase a site in Section 14 for a cemetery and meeting place. Known as the Barum Cemetery, it is still owned and maintained cooperatively by the Town and Village.

Elk Mound Trinity United Methodist Church (Village)

In 1864 Henry Ausman organized the church; its first members came from Pennsylvania and were of German descent. After meeting in homes and the Rork school, they constructed their first church, made of logs, in 1873. It was located across from Evergreen Cemetery. In 1906 the congregation moved into the Village. In 1980 a windstorm toppled the belltower, which fell through the roof. The Church began rebuilding in 1981.

Elk Mound Evergreen Cemetery (Town)

A non-denominational cemetery, it is located in the SW corner of Section 36 and governed by the Evergreen Cemetery Association, established in 1927.

St. Joseph's Catholic Church (Village)

Established in 1886, this church has had several locations within the area. The first church was built in the Town of Spring Brook, where the cemetery is still located. A second church was built one mile south of the Village in 1887 and was served by visiting priests or priests from Menomonie, Eau Claire, and Glenwood City. In 1914 a third church was built in the Village. Crowley Hall was named for Father Bernard O. Crowley, who became the administrator in 1958 and served the parish for 25 years. The present church was built on the western side of the Village and dedicated in November, 1975.

Shepherd of the Hill Lutheran Church (Village)

In April, 1913 a Lutheran congregation was formed by a gathering of people at the Nels Hanson home. The church they built was dedicated in 1915. In 1918 all the area Lutheran churches joined together in one parish. In May, 1969 the Shepherd of the Hill Church and the Spring Brook Lutheran churches became a new single parish, the Faith Lutheran Church. Big Elk Church and Barum Church returned to their own parishes again. In 1981 the congregation voted to become Shepherd of the Hill once again.

HISTORY OF CURRENT LAND USE PLANNING

On November 14, 2000 a motion was made to grant the Town Board Village Powers, and another motion was made and seconded by citizens to adopt a moratorium on all construction with the exception of single family dwellings on five acre minimums effective immediately. This was brought about because of an attempt to bring a race track into the Township. Land use was discussed. Nine citizens of the Township volunteered for the planning committee.

On December 4, 2000 a public hearing was held to discuss an error in allowing the motion on the moratorium to be made by citizens. This time the motion was made and seconded by members of the Town Board. The County Interim Planning Director spoke and answered questions regarding land use planning. The County Zoning Administrator spoke and answered questions about zoning.

On January 22, 2001 an organizational meeting of the Land Use Planning Committee was held: Elton Christopherson, Chairman; Barb Nicol, Secretary; Mary Hepokoski, Co-chairman; and Bob Jepson, Assistant Secretary, were appointed by the Town Board. The first and third Mondays of each month were designated as meeting dates.

On March 5, 2001 the Elk Mound Comprehensive Land Use Planning Committee sent a Citizens' Opinion Survey to all landowners. The results of the survey would

establish the directions that the landowners and residents wanted the Town to take for the next twenty years. The results will help shape the Committee's planning. The Committee should continue to refer to the survey results in order to be sure that it is following the directives of the community.

876 surveys were mailed. 373 (42.6 %) were returned. 18% of the returned surveys were completed by farmers.

SELECTED SURVEY RESULTS, Results of Citizen Opinion Survey   March, 2001
People live in Elk Mound because of its "pleasant surroundings" (69%),
it provides easy access to work (45%), it is a "safe area" (43%), and it offers a good "school district" (36%).

Agricultural, Natural, and Cultural Resources

85% agreed that "trees and open spaces are more important to me than neighboring houses." Question 46.

84% agree that "it is important to preserve woodlands and environmentally-sensitive areas in Elk Mound Township." Question 48.

81% agreed that "land use policies and regulations should emphasize preserving the rural and agricultural character of Elk Mound Township." Question 30.

80% agreed that "Elk Mound Township should preserve prime farmland for agricultural purposes." Question 2.

77% agreed with the following statement: "I am concerned with the pollution of creeks and streams in Elk Mound Township." Question 34.

75% agreed with the following statement: "I am concerned with contamination of groundwater in Elk Mound Township." Question 33.

69% agreed that "Elk Mound Township should preserve farms and farmland for agricultural purposes." Question 1.

67% agreed that "a farmer should have the right to sell farmland in Elk Mound Township for purposes other than farming." Question 3.

63% agreed that "Elk Mound Township should regulate land use to protect wildlife areas." Question 32.

62% of the citizens of the Town agreed that "Agricultural land in Elk Mound Township should not be used for industrial purposes." Question 12.

61% agreed that "Elk Mound Township should do more to preserve wildlife and wildlife habitat." Question 31.

57% agreed that "Elk Mound Township should encourage agricultural businesses to locate in the Township." Question 6.

57% agreed that "productive farmland in Elk Mound Township should not be converted to non-farm uses." Question 7.

54% agreed that "agricultural land should not be used fro commercial/retail/service purposes". Question 11.

51% agreed that "corporate farms should not be encouraged to locate in the township." Question 8.

44% agreed that "agricultural land in Elk Mound Township should not be used for residential housing purposes." Question 10.

43% agreed that "Landowners in Elk Mound Townships should be allowed to sell their land to whomever they choose, regardless of how the land will be used." Question 19.

37% agreed that "there should be a limit placed on the number of animals that can live on a farm". Question 5.

25% agreed with the following statement: "I am satisfied with the way things are happening with Elk Mound Township regarding land use and growth." Question 28.

24% agreed that "Elk Mound Township should limit how large in acreage a farm can get". Question 4.

31% believe that" there is conflict between farmers and other residents regarding the issue of odors". Question 9.

16% believe that "there is conflict between farmers and other residents regarding the issue of dust". Question 9.

15% believe that "there is conflict between farmers and other residents regarding the issue of noise". Question 9.

Housing

The landowners and residents of the Town do not want any more mobile homes and rentals. (86% disagreed with Question 14 and 59% disagreed with Question 15). They want to keep as many trees as possible and to have a minimum of one to five acre housing lots. (85% agreed to Question 46 and 76% to Question 16. To Question 17 24% agreed to one acre, 19% to 3 acres, and 28% to five acres. Replying to Question 18, 89.6%, most people want to see family homes.

Business

The landowners and residents would welcome retail and light industry, commercial, and agri-businesses if centrally located. (84% agreed to Question 20, 87% to Question 21, and 71% to Question 22). The above-mentioned businesses should be regulated. (81% agreed to Question 23, 83% to Question 24, and 246, 66%, to Question 25).

Elk Mound residents would welcome businesses as long as they did not bring with them a large amount of noise (83% agreed to Question 26), dust (80% agreed to Question 26), odor (84% agreed to Question 26, lighting (77% agreed to Question 26), and if they are environmentally sound enough to protect wildlife and water quality and to preserve the rural and agricultural character of the Town (81% agreed to Question

30, 61% to Question 31, 62% to Question 32, 75% to Question 33, 77% to Question 34, and 68% to Question 35).

Utilities and Community Facilities

Enough is being done regarding the recycling program in Elk Mound Township. (68% agreed to Question 35).

"I am satisfied with the way Elk Mound Township is handling its solid waste". (75% agreed with Question 47).

How often do you dispose of your recyclables? (Once a week, 27%; Once a month, 31%; Twice a month, 28%, answers to Question 44).

How often do you dispose of your solid waste? (Once a week, 43%; Once a month, 12%; Twice a month, 32%, answers to Question 45).

The entire survey can be found in Appendix A

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PUBLIC PARTICIPATION

Two open houses were held to present the results of the survey. On Monday, July 16, 2001 39 attended, and on Saturday, July 21, 16 attended.

In 2001 two visioning sessions were held. On September 8th 25 attended and on the 10th 30 attended. Elk Mound Township was included in a group of fourteen townships and villages participating in a multi-jurisdictional grant obtained by Dunn County to supply funds for the support of land use planning.

In December of 2001 a visioning session was held at the Elk Mound High School with the Elk Mound Focus Group. See Appendix for results.

In May of 2002 the Town Board appointed a Plan Commission: Elton Christopherson, Chairman; Judy Ganong, Secretary; Don Schley; Marvin Michels; and Kevin Gilbertson.

On April 17, 2004 an Open House was held to discuss Town Goals; 54 attended. On August 26, 2004 an Open House was held to discuss Town Objectives; 19 attended.

GOALS

A goal is a long-term end toward which programs or activities are ultimately directed. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were developed to their fullest extent. Goals are the town's desired destination.

By studying visioning sessions, the citizen opinion survey, inventory data, and other community input, the Plan Commission developed a set of goals. While some goals are specific to a particular planning element, they sometimes affect other planning elements. Each goal was analyzed for its impact upon other planning elements. Goals are to be used as guidelines for making development policies and decisions regarding the most desirable community growth.

Agriculture

We believe that there is more than enough land available for the potential growth of the town over the next twenty years, but we are concerned about the future of farmland. We are recommending that several large blocks of agricultural land be

reserved primarily for agriculture so that farmers can expand their operations onto neighboring land available for purchase or rent without fear of conflicts with residents.

Goal: Protect and preserve Existing Farms.

Housing

Goal: Retain rural character of the Town.

Intergovernmental Cooperation

Goal: Cooperate with neighboring townships and the Village.

Economic Development

Some of the best agricultural areas are located around the intersections of I-94, STH 29, and STH 40. Because of the interchange development of this land has already begun and will continue.

Goal: Designate areas where commercial/industrial development will be encouraged.

Natural Resources

Goal: Protect the natural resources of the Town.

Township

Goal: Become zoned

SOCIOECONOMIC PROFILE
(Unless otherwise noted all sources are the U.S. Census)

School Enrollment

Subject	Town of Elk Mound		Dunn County	
	Number	Percent	Number	Percent
Population 3 years & Over in school	351	100	14,115	100.0
Nursery school, preschool	36	10.3	543	3.8
Kindergarten	26	7.4	496	3.5
Elementary (grades 1-8)	165	47.0	4,261	30.2
High school (9-12)	93	26.5	2,358	16.7
College or graduate school	31	8.8	6,457	45.7

92.7% of the residents of the town are High School Graduates or have earned credits towards a higher degree. 30.6

Educational Attainment

Subject	Town of Elk Mound		Dunn County	
	Number.	Percent	Number	Percent
Population 25 years & over	657	100	22,644	100
Less than 9th grade	18	2.7	1,161	5.1
9-12, no diploma	30	4.6	1,862	8.2
High school graduate (includes equivalency)	276	42.0	8,353	36.9
Some college, no degree	138	21.0	4,621	20.4
Associate degree	56	8.5	1,875	8.3
Bachelor's degree	98	14.9	3,120	13.8
Graduate or professional degree	41	6.2	1,652	7.3
High school graduate or higher		92.7		86.6
Bachelor's degree or higher		21.2		21.1

Gender and Age

	Town of Elk Mound		Dunn County	
Total Population	1,121		39,858	
Subject	**Number**	**Percent**	**Number**	**Percent**
Male	565	50.4	20,094	50.4
Female	556	49.6	19,764	49.6
Under age 5	89	7.9	2,285	5.7
5-9 years	107	9.5	2,415	6.1
10-14 years	107	9.5	2,844	7.1
15-19 years	83	7.4	4,175	10.5
20-24 years	70	6.2	5,496	13.8
25-34 years	179	16.0	4,817	12.1
35-44 years	185	16.5	5,444	13.7
45-54 years	153	13.6	4,988	12.5
55-59 years	56	5.0	1,689	4.2
60-64 years	27	2.4	1,230	3.1
65-74 years	35	3.1	2,231	5.6
75-84 years	21	1.9	1,569	3.9
85 years & older	9	0.8	675	1.7
Median age	31.3		30.6	

There were 1,121residents in the town with the distribution listed in **Gender and Age**. The township population has a few more men than women, while the county seems to be more evenly split. By age, the township and county seem to have roughly the same distribution of citizens in the various age groups.

Median Age

	1980	1990	2000
Township			
Elk Mound	29.6	30.1	31.3
Colfax	27.6	30.1	31.3
Menomonie	27.2	30.8	36.0
Red Cedar	28.5	32.0	36.3
Tainter	30.4	34.9	40.2
Village of			
Elk Mound	24.6	28.6	30.8
Dunn County	25.4	28.5	30.6

Households (Dunn County Housing Plan, 1997)

From 1980 to 1990 the number of households in the Town increased from 213 to 248, a 16.4% increase. During the same period, the average size of a household decreased from 3.14 to 3.02, following the nationwide trend of smaller families. Smaller households mean that more housing will be needed even if the population remains the same. The trend of household growth outpacing population growth is being experienced across much of the U.S. This may be the result of several factors, such as the tendency for people to wait longer before getting married; increases in the number of divorces and single-parent households; and an increase in the number of elderly living alone.

Number of Households

Township	1980	1990	2000
Elk Mound	213	248	395
Colfax	214	227	327
Menomonie	808	926	1116
Red Cedar	403	470	624
Tainter	554	564	993
Village of			
Elk Mound	247	255	300
Dunn Co.	11047	12250	14337

In 1990 there were 12 households headed by females, of which 4 (33%) were living at or below the poverty level. In Dunn County 794 female-headed households (29%) were living at or below the poverty level. This number should be considered when measures are taken for planning housing.

Income (Dunn County Housing Plan, 1997)

The median household income for the Town is $31,477, about $7,025 more than the median for Dunn County, but 31.7% of the housing in the Town is considered low to moderate income housing.

Township	Median Household Income
Elk Mound	$48,594
Colfax	$46,111
Menomonie	$43,547
Red Cedar	$50,972
Tainter	$50,741
Village of	
Elk Mound	$36,513
Dunn County	$38,753

Dunn County's median household income, $38,753, is about the average of that of the surrounding counties, but it is significantly lower than the State's median household income of $43,791.

Income

Households	Number
$10,000 to $14,999	22
$15,000 to $24,999	36
$25,000 to $34,999	60
$35,000 to $49,999	54
$50,000 to $74,999	118
$75,000 to $99,999	31
$100,000 to $149,999	20
$150,000 to $199,999	6
$200,000 or more	4
Median household income	$48,594

Population Characteristics

It is important to track a community's growth and to predict future trends and needs. Population changes affect all facets of a community, including recreation, transportation, agriculture, housing, and community services. To help make comparisons, this section identifies population trends and projections for the Town of Elk Mound and five other communities.

Population

	1980	**1990**	**2000**
Township			
Elk Mound	668	749	1121
Colfax	660	691	909
Menomonie	2493	2732	3174
Red Cedar	1278	1417	1492
Tainter	1507	1756	2116
Village of			
Elk Mound	737	765	785
Dunn County	34314	35909	39858

Trends

The greatest population increases during the 1980s occurred in the central part of the county, including the Towns of Elk Mound, Hay River, Menomonie, Red Cedar, Stanton, and Tainter, the villages of Boyceville and Wheeler, and the City of Menomonie. According to the 2000 Census, 1121 people live in the Town of Elk Mound. Population density, the number of people per square mile, is also important to establish.

Population and Population Density

Unit of Government	Population	Population Density
Elk Mound	1121	33
Colfax	909	27
Menomonie	3174	76
Red Cedar	1492	41
Tainter	2116	64
Dunn County	39858	46.8

Population Projections, Wisconsin Department of Administration (DOA)

Year	1980	1990	2000	2005	2010	2015	2020	2025
Number	668	749	1,151	1,254	1,374	1,481	1,605	1,733

Household Projections for Elk Mound Township, Wisconsin DOA

2000	2005	2010	2015	2020
371	421	469	514	564

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Employment Projections, Dunn County

The Labor Market Analyst for Northwestern Wisconsin, believes that employment projections should not be made for each township. It would be more accurate to make them for the entire county. Note that there were 3,700 jobs added in the period 1991-2001. This was an unusually large figure. It is estimated that 2500-3000 new jobs will be created in the period 2001 to 2010.

	1990	1995	2000	2002
Industry Employment	11,402	14,238	15,434	15,730
Civilian Labor Force	18,133	21,943	21,753	22,589
Employment	17,410	21,151	20,984	21,540
Unemployment	723	722	764	1049
Rate	4%	3.6%	3.5%	

Industrial employment is determined by location of employer. This is the number of jobs in Dunn County. Labor force is estimated by where a worker lives. This is the number of Dunn County residents with jobs, including those that travel out of the county.

1992-2002	Number	Percent Change
Industrial Employment	3,970	33.8%
Employment	3,835	21.7%

Employment Trends

In general, the Town reflects the employment picture for the entire County (as shown in the following chart). The Town continues to lose agricultural jobs. While agricultural employment has decreased, it remains a strong economic sector in Dunn County, stronger than it is in the region and in the State. The Government category, primarily because of the University of Wisconsin-Stout, continues to be strong. Dunn County has less employment in the areas of manufacturing, services, transportation and utilities, and finance, insurance, and real estate sectors than do the region and the State.

Major Employment Categories (Dunn County Housing Plan, 1997)

	1983	1993	Percent change
Agriculture	2427	1965	-19
Construction	250	500	100
Manufacturing	1300	2100	61.5%
Transportation & Utilities	210	340	61.9
Wholesale & Retail	2160	3680	70.4
Finance, Insurance, & Real Estate	300	340	13.3
Services	120	170	39.3
Total	1147	14825	29

HOUSING

OVERVIEW AND BASIC OBJECTIVES

As new housing becomes necessary, town officials must weigh its effect on other elements of the plan, such as transportation and utilities. Other issues that must be met within this element of the plan: density; decent and affordable housing; and repair and maintenance of older housing. For the purpose of this plan housing refers to the actual building while household refers to the family structure living in the housing unit. Because households looks at the number of people in a structure, housing and households are not a one to one comparison

Housing Starts, Source, 2003 Dunn County Annual Report

1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	Tot.
12	9	9	24	28	33	34	25	22	22	218

2003 There were 18 new homes (stick built or manufactured), and 4 new mobile homes (single-wide chassis)

Housing Units, dates of Construction
Built 1999 to March, 2000	21
1995-1998	68
1990-1994	42
1980-1989	48
1970-1979	92
1960-1969	13
1940-1959	21
1939 or earlier	90

Housing Tenure

Township	Occupied	Owner Occupied	Renter Occupied
Elk Mound	371	323	48
Colfax	318	287	31
Menomonie	1129	999	130
Red Cedar	593	524	69
Tainter	845	715	130
Wheaton	852	752	100
Village of			
Elk Mound	300	208	92
Dunn Co.	14337	9900	4437

Residential Construction

On August and September 2002 a windshield survey of the housing stock was initiated. 431 homes were analyzed visually. The committee looked at such things as, roofing, siding, windows, chimneys, and foundations. The results and definitions are as follows:

	Number	Total
Single Family (New)		106
Total		
Single Family (Recent)		90
Good	73	
Fair	13	
Poor	4	
Total		
Mobile Home		88
Good	60	
Fair	20	
Poor	8	
Manufactured home		11
Good	9	
Fair	2	
Duplex		18
New	17	
Good	1	
Four- Plex		5

*Legend
New: Structure 0-15 years old
Recent: Structure 16-30 years old
Older: Structure 31 and older
Good: No repair necessary
Fair: Minor repairs necessary
Poor: Major repairs necessary

Housing Occupancy
Total Housing Units	371
Vacant Housing units	24
Seasonal, recreational	4
Owner-occupied	323

Household Size
Number of households	371
Family households	291
Married couple, family	255
Single female households	21
Non-family households	80
Householders living alone	47
Householders 65 or older	15
Average household size	2.98

A declining size of the household figure suggests that more housing units will be needed to serve the same population.

Average Value of Housing
1980	1990	2000
$48,900	$50,500	$129,680

The average price of a home outside the Village Limits was $39,000 more than the average home within the Limits because of costs of acreage, sewer, and water.

Value of Owner-Occupied Housing
Less than $50,00	4
$50,000-99,900	43
$100,000-149,000	51

16

$150,000-199,999	16
$200,000-299,999	7
Median value	$112,500

Housing Affordability

A home is affordable if the total monthly housing cost does not exceed 30% of average monthly household income.

Mortgage Status and Selected Monthly Owner Costs, 97 mortgages

Total	97 Mortgages
$300-499	4
$500-699	16
$700-999	42
$1000-1499	26
$1500-1999	9
Median mortgage cost	$925.00
Not mortgaged	24
Median costs	$350.00

Rent	Units
$300-499	13
$500-749	22
No cash rent	4
Median rent	$538.00

House heating, kinds of fuel

	Units
Utility gas	17
Wood	35
Electricity	39
Fuel oil, kerosene	50
Bottled, tank, or LP gas	233

Median Head of Household Income

Male	$32,100
Female	$23, 382

Special Housing Needs

In the past homeowners have taken care of their own special housing needs, The town does not have the resources to provide for special housing needs and encourages residents to seek those services in nearby incorporated cities or villages. Residents should use the following as resources when looking for special housing needs.

Federal and State Housing Programs
Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations.
    Community Development Block Grant Programs
    HOME Rental Housing Development
    Local Housing Organization Grant Program
    Low-Income Weatherization Program
    Rental Rehabilitation Program

Federal Home Loan Bank of Chicago
    Affordable Housing Program
    Community Investment Program

U.S. Department of Housing and Urban Development
    Section 202/811. Capital advances for co-op housing for elderly
        or persons with disabilities.
    Multi-family FHA Mortgage Insurance

Wisconsin Housing and Economic Development Authority
    Affordable Housing Tax Credit Program
        Foundation Grant
    Home Improvement Loan Program

Household Projections and Comparison, Wisconsin DOA

Elk Mound	2000	2005	2010	2015	2020	2025
	371	421	469	514	564	613

By 2025 the Town is expected to increase in population by 582 people, 51%. Given the current household size and the projected populations by 2025 the Town is expecting to see the number of households increase from 371 to 613. 296 households will be added, an increase of 65%.

According to Dunn County housing starts information, there have been 218 new housing starts over the last ten years, an average of 22 new homes per year. The average parcel size in Elk Mound is 3.54 acres. Thus, the following housing and acreage estimates.

	2010	2015	2020	Total
New houses	48	45	50	143
Amount of land	170	159	177	506

TRANSPORTATION

BASIC OBJECTIVES
Assess existing transportation facilities.
Review statewide planning efforts.
Develop a long term plan for transportation facilities in the community.
Develop goals and objectives to meet current and future transportation needs.

Pavement Status
Summary
The PASER rating System was used to evaluate each road segment.
Date: Fall, 2001
Surface Type:

Total paved miles:	35.1
Total unpaved miles:	0.3

Highway Classification:

Local road:	34.3 miles
Low use:	1.2 miles

PASER Ratings

Average	4.80
Excellent or very good	27%
Good to fair	32%
Poor to very poor	41%

Rating	Mi.	Condition	%	Type of Treatment	Average Cost Per Mile
1	0.45	Failed	1.3	Reconstruct	125,000
2	5.69	Very Poor	16.1	Reconstruct	75,000
3	8.15	Poor	23.0	Mill & Pave	50,000
4-5	9.29	Fair	26.2	Overlay	35,000
6-7	2.20	Good	6.2	Sealcoat	7,000
8	9.01	Very Good	25.4	Crack Seal	2,500
9-10	0.65	Excellent	1.8	None	0
Total	35.4		100.0		

Principle Arterials
I-94 runs through lower part of Township for approximately 5.34 miles
Highway 29 runs east of I-94; four lanes, 3.75 miles

Minor Arterials
Highway 29/12 (west of I-94) 2.9 miles
Highway 12 (south of Highway 29 and west to Village) 1.3 miles
Highway 12 (east of village to town line) 1 mile
Highway 40 (north from Highway 29 to town line) 3.6 miles

Minor collectors
County Road H (north and south) 4 miles

County Road E (west of Highway 40) 3.75 miles
970th Street (Highway H north, south to Highway 12) 2.75 miles
County Road M (south from town line and east to town line) 3.35 miles

Local Roads
All remaining roads, including Old Highway 29, are classified as local roads. 38.02 miles

Maintenance Responsibility

State
I-94	5.34 miles
Highway 40	3.60 miles
Highway 29	3.75 miles east of I-94
Highway 12	1.30 miles south of Highway 29 and west to Village
Highway 12	1.00 miles east of Village to town line
Highway 12/29	2.10 miles west of I-94
TOTAl	17.09 miles

Dunn County
County E	3.75 miles
County H	4.00 miles
County M	3.35 miles
Old 29	1.10 miles
TOTAL	12.20 miles

Town
39.67 All other roads

Private
3.9 Gravel and Paved

Total Mileage of Roads to be Maintained   72.86

Local 5 Year Plan

Road name	Old Name	From__ to __	PASER Rtg	Length	Year
850th St.	Frontier Rd.	Hwy 29 s. to corner	3	1 mile	2003
765th St.	Iron Creek Rd	Hwy 29 south	2	3/4 mile	2003
570th Ave.	Elk Mound Rd	Village limits to Hwy 12	2	1/2 mile	2004
560th Ave	Crescent Rd	Cty line west to 960th St	2	3/4 mile	2004
720th Ave	Sky Line Dr	810th St east	3	8/10 mile	2005
530th Ave	Prairie Rd	850th St to Village limits	3	1 1/2 miles	2006
590th Ave	Edgewood Rd	970th St to town line	3	1 mile `	2007

County 5 Year Plan
County E	Hwy 40 west to town line	2 3/4 miles

State 5 Year Plan
Hwy 40

Bridges
Old Highway 12

Air Transportation
Two light aircraft airports are nearby, Menomonie and Boyceville. Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport.

Rail Transportation
Two rail lines, Wisconsin Central Limited (WCL) and the Canadian National Railway Company (CN), cross the county.

Bicycle/Walking Trails
The Red Cedar State Trail begins at the Menomonie Depot off SH 29, runs near the Red Cedar River for 14 1/2 miles, and connects to the Chippewa River State Trail. The trail accommodates walking, bicycling, and cross country skiing.

Special Transit Facilities
Disabled and Elderly Transportation, Inc. (DET) "is a private, non-profit organization. DET's specialized service is available to elderly and disabled individuals throughout Dunn County who require transportation. All requests for volunteer drivers require a 48-hour advance notice and appropriate authorization." Contact the Dunn County Office On Aging, 232-4006.

Review of Existing Transportation Plans
Translinks 21
Translinks 21 is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit. Of particular importance are the $175 million Country Roads Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local communities pay for needed improvements on local routes."

Wisconsin State Highway Plan-2020
The State Highway Plan 2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified.   State Highway (STH) 29 is to be upgraded to freeway status. Wisconsin DOT met with local officials to plan the conversion of STH 29 to a freeway classification. Through the process the DOT mapped three overpasses (960th and CTH H south, CTH H north and 970th south, and 1010th Street). An agreement was made between the DOT and the Town such that the DOT will provide technical assistance for the town to officially map an interchange at CTH H north.

Midwest Regional Rail System
The Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service would be available in Eau Claire and Minneapolis/St. Paul.

Wisconsin Bicycle Transportation Plan-2020

The Wisconsin State Bicycle Transportation Plan - 2020 promotes bicycling between communities. The suitability of the Township for bicycle traffic may be a subject of interest.

State Recreational Trails Network Plan
The State Trails Network Plan (DNR) encourages communities to develop additional trails linking to the statewide trail system. Planners could work with the DNR and the DOT's Bicycle Transportation Plan to establish such trails.

Wisconsin State Airport System Plan-2020
The Wisconsin State Airport System Plan - 2020 seeks to preserve and improve the 100 public use airports that are part of the system.

UTILITIES AND COMMUNITY FACILITIES

OVERVIEW AND BASIC OBJECTIVES
This element includes, but is not limited to, the following: electric, gas (natural and liquid propane), water, telephone, communication facilities including towers, cable companies (telephone and television) and other available community facilities.

Water Facilities
There is no public water system within the Township. Residents get potable water from private wells. The nearest public water system is in the Village of Elk Mound.

Wastewater Facilities
Water Supply Plants and wastewater treatment facilities are available in the Village of Elk Mound. These facilities are adequate for the Village but cannot be extended into the Township. Therefore, any commercial/industrial development will require separate water supply and wastewater treatment facilities. Current systems in the Township are individual and community-type potable wells along with traditional septic or mound systems for wastewater.

Storm Water Management Facilities
A storm sewer system is not available in the Township. Storm water is dispersed using the natural contours of the land in most sections of the township with drainage flowing down local creeks to the Chippewa River. Where roads and other construction have disturbed the terrain ditches, culverts, and bridges have been used to allow continued drainage. These facilities have been constructed following state and county specifications.

In rough terrain where heavy rains could cause washing of unprotected soil catch basins and/or rock rip-rapping have been installed to slow water flow and prevent damage.

Solid Waste Disposal/Recycling
The Township is part of the Dunn County Solid Waste management and recycling program. Residents are able to take their garbage and recyclable materials to a collection site on CTH H and 570th Avenue. Glass, metal cans, plastic, newspaper,

and cardboard are sorted and recycled. Garbage is compacted and shipped to an appropriate landfill. Building materials, appliances, and other large items may also be processed at the drop-off site on Highway 29 west of Menomonie.

Recreation Facilities

Muddy Creek Wildlife Reserve features public hunting grounds.

Library Services

There are four public libraries in Dunn County, Boyceville, Colfax, Menomonie, and Sand Creek. Dunn County is a member of Indianhead Federated Library System (IFLS), a multi-county system which provides library services to all residents within the system. The service includes full access to public libraries participating in the system as well as books by mail and a bookmobile. As members of IFLS the four libraries have access to library consultants who provide information service such as reference, interlibrary loan service, and support for children's services and services for special needs. All four libraries are governed by municipal boards which meet monthly and are appointed by their municipality. The closest library to Elk Mound residents is located in Menomonie. In addition to the public libraries residents have access to the Elk Mound High School Library. Public access is available during regular school hours.

Police Services

The Dunn County Sheriff's Department provides public safety services to the Township as part of their overall protection responsibility for the county. These services include 24-hour law enforcement patrols, process service, court security, and jail facilities. Additional police services are provided as needed in emergencies by Wisconsin State Patrol and Village of Elk Mound officers. The squad cars of deputies are kept at their homes so they can respond to emergencies in their area if needed, and a number of them currently reside in this Township.

Fire Protection

Elk Mound Area Fire/Rescue provides fire protection for the entire township. The Department is jointly owned by the Township, the Village of Elk Mound, and Spring Brook Township as a not-for-profit corporation. Each of these entities has one representative to sit on the Fire Board. The board members are responsible for appointing a chief and for insuring that adequate fire protection services are provided for the residents of their respective entities. This is an all-volunteer department, currently operating at its maximum allowed staffing of thirty active members. They are dispatched by the county 911 Center using pagers/radios. Equipment includes two engines (pumpers), two tankers, one brush truck, and one rescue/equipment/cascade truck. 5500 gallons of water are available for initial response. All equipment is currently housed at the Elk Mound Village Hall. The Department maintains equipment and training to respond to vehicle crashes and other non-fire emergencies as well as fires. Ten of the thirty members also have medical care certifications of First Responder, EMT, or Paramedic, and can provide pre-ambulance medical care. Mutual aid agreements are in place with all the adjacent fire departments to provide additional resources in the event of a situation beyond the resources of the Department. Adjacent departments include Colfax, Menomonie, Township Fire Department (Eau Claire County), and Chippewa Fire Protection District.

Emergency Medical Services

Emergency medical services are provided by Colfax Rescue Squad and Dunn County Medical First Responders. Colfax Rescue Squad is a volunteer service that maintains two fully equipped EMT-IV level ambulances, available 24 hours a day. They are contracted by the Township on a per capita, annual basis. Dunn County First Responders are a volunteer organization that operates throughout the county under the authority of the Dunn County Sheriff's Department to provide basic life support services for medical emergencies. They are trained to State standards and fully equipped to provide care up to that level of training. There are currently about ten First responders that either live in or operate into the Township. Both Colfax Rescue and Dunn County First Responders are dispatched through the County's 911 system via pager/radios. Advanced Life Support services are also provided as needed, on a mutual aid basis, by Gold Cross Ambulance (paramedic), Eau Claire Fire (paramedic), and Mayo One and Lifelink (air ambulance services). In addition, many of the First Responders as well as Sheriff's deputies are equipped with Automatic External Defibrillators for cardiac emergencies.

Municipal Buildings
The Town owns a shop and garage, which houses miscellaneous road maintenance vehicles and other equipment.

Electric, natural gas, liquid propane
Electricity is currently being served by two utility companies within the Town. The Town is primarily served by Dunn Energy Cooperative; the balance is served by Xcel Energies, Inc. Facilities include substations, transmission lines, distribution lines (single phase and three-phase). Maps denoting the locations and types of facilities will be part of a master file retained by the Township of Elk Mound. Current electric capacity within the Town is adequate to serve the needs of the citizens for several years.

Dunn Energy Cooperative is headquartered in Menomonie. Dunn Energy Cooperative provides electric service and liquid propane (tank service) to the Township. Electric services are provided from two sources. The northwestern part of the Township, west of State Highway 40 and north of Interstate 94, is fed from the Tainter Substation, located in the Town of Tainter. The eastern and southern portion of the Township is fed from the Elk Mound Substation, located at the intersection of State Highway 29 and 1010th St. The voltage entering the Substation is 69,000 volts and is stepped down to 7200 volts. The load in the northern half of the Township consists primarily of rural residential and farm accounts. The southwestern corner of the Township contains primarily rural residential and farm accounts, with a few commercial accounts near the Exit 52 Interchange of State Highway 29 and Interstate 94. Currently, there are approximately 510 accounts in the Township. The current level of growth in this Township is approximately 7.7%, which is more than double the level of growth throughout the Dunn Energy service area. Based on the current level of growth and the expansion of Highway 29, Dunn Energy plans to extend its three-phase across Interstate 94. Other extensions of three-phase are likely to occur north along Highway 40 within the next ten years. Additional growth can be served by construction of new single-phase lines or by upgrading existing single-phase lines.

Xcel Energies, Inc. is headquartered at Minneapolis, MN . There is a local contact office in Eau Claire, WI . Xcel Energies distributes both electric and natural gas.

A natural gas 4" main passes through the eastern portion of the Township along Highway 12 and serves a few customers within that portion of the Township and the

Village of Elk Mound. The 4" main cannot meet needs beyond the current Village limits. Therefore, future expansion from this main is not possible.   Future expansion will require cost justification

Xcel Energies, Inc. provides both single-phase and three-phase electrical service to rural customers in the southeastern portion of the Township only. Electricity is served to the entire Village of Elk Mound. Expansion is limited because of the saturation of rural electric cooperatives in the rural areas. Xcel Energies owns and maintains a 69KV overhead transmission line, which extends from the northeast along US Highway 12 to a substation located at the northwest end of the Village of Elk Mound and then northwest to US Highway 12/29, then west along US Highway 12/29. A substation could be constructed to serve future industrial development from this transmission line. However, a cost justification and/or customer contribution would be required by the utility.

Williams Pipeline is headquartered in Tulsa, OK. The pipeline enters and exits the southernmost portion of the Township. The pipeline's primary product is oil.

Telecommunications and Fiber Optics

Telephone

CenturyTel is the primary supplier for telephone services in the Township. It is headquartered in Marion, LA. Future expansion will be dictated by future growth in the Township.

West Wisconsin Telcom is headquartered in Downsville, WI. 6664-8311. West Wisconsin Telcom currently serves two homes in the Township, which are located along 490th Avenue southeast of I-94 and southwest of I-94. In the future, West Wisconsin Telcom plans to expand in the Township. No specific timetable is currently available.

Other telephone communication primary lines parallel the Chicago and Northwestern Railroad tracks and I-94. These are a combination of cable and fiber optic.   These main lines could be tapped for future industrial and commercial requirements in the Township.

Communication facilities, including towers

Radio communication towers, owned by the Phillips Broadcasting Corporation, are located at 906th Street (Woodland Drive). The towers are registered under FCC #1218347. The land is owned by Norman M. Nelson, who resides in the Village of Elk Mound.

There are two telephone communication towers located in the Township. One tower is located at E8929 Frontier Road (530th Avenue). The property is owned by W. Harrison & Associates and is served electrically by Dunn Energies, Inc. The second tower is located at E9699 off Evergreen Road (490th Avenue). This tower is owned by American Portable Telcom, Inc. and is identified by the Site # N-093.l This tower is served by Xcel Energies.

Health Care Facilities

Elk Mound Township residents have ready access to health care in Menomonie, with larger clinics and hospitals available in Eau Claire. Specific facilities include the Red Cedar Medical Center, the Marshfield Clinic, and the OakLeaf Medical Network. These facilities are associated with a health network providing extensive referral services. In addition, services are available from a number of other specialized health

care providers including dental, chiropractic, optometry, and alternative health care approaches.

The Red Cedar Medical Center, the largest of the facilities, provides both clinic and hospital care. Independent physicians and visiting specialists from the Mayo Clinic provide extensive services through the clinic. The Myrtle Werth Hospital is licensed for 55 beds including a critical care unit and a birthing center. Emergency care is available on a 24-hour a day, 7-days a week basis.

Child Care Facilities

A number of licensed child care facilities are available in the area. These range from day care providers approved to offer care in their own homes to larger group centers. These facilities provide care ranging from infants to children age 12.

Five licensed group centers for up to 20 children are operating in the City of Menomonie. Twenty-two licensed in-home centers for four (4) to eight (8) children are listed with Menomonie addresses. Three certified day care providers for no more than three children are also listed in the area. In addition, seven (7) licensed or certified care facilities are listed with Elk Mound, Elmwood, or Eau Galle addresses.

Information on current child care facilities is available from the Dunn County Human Services Day Care Coordinator.

Cemeteries

See introduction

Schools

Elk Mound School District has approximately 850 students enrolled. At age three students begin Early Childhood classes. Preschool begins at age four. The K-12 schools, Moundville Elementary School, Elk Mound Middle School, and Elk Mound High School, have a library and swimming pool. The Swimming Pool offers open hours for the public. These hours are presented in the monthly school letter.

The Township is part of the Chippewa Valley Technical College District. The nearest campus is located in Menomonie. Other CVTC campuses are located in Eau Claire (main campus), Chippewa Falls, and River Falls.

Other higher education degree programs are available from the University of Wisconsin-Stout, University of Wisconsin-Eau Claire, and University of Wisconsin-River Falls, all within commuting distance. Other institutions of higher learning are offering courses via on-line and outreach programs.

Future Needs

All of the utility and community facilities have been inventoried and analyzed. These processes reveal that none of the utility providers are at or near capacity and that none have plans to create new facilities or to expand or rehabilitate their facilities in the Town.

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

The survey indicates that people of the Township want to preserve farms and farmland, especially prime farmland. Most citizens do not object to the noise, dust, and odors of farming and enjoy the open space, woodlands, and wildlife habitat provided by farms. The vast majority support land use policies and regulations that preserve the rural and agricultural nature of the Town.

Large blocks of agricultural land should be reserved only for agriculture so that farmers can expand their operations onto neighboring land available for purchase or rent without fear of conflicts with residents.

The Town should encourage farmers to use the new runoff control rules (Department of Agriculture, Trade and Consumer Protection, ATCP 50, and the Department of Natural Resources, NR 152). These rules became effective on October 1, 2002:

Geology and Topography

Dunn County lies within a roughly S-shaped transition belt known as "the tension zone" where Northern Forests and Southern Forests meet. "Early forest surveys indicate that Northern forests consisted of a mosaic of young, mature, and 'old growth' forests composed of pines, maples, oaks, birch, hemlock, and other hardwood and conifer species." "Southern Forests are distinct from the Northern forests because of the predominance of oaks and general absence of conifers. They are relatively open or have a park-like appearance, created by the lack of small trees and shrubs. Examples of southern Forest biological communities are found within southern Dunn County."
Topography and Geology

Dunn County contains 870 square miles near the Mississippi River. Most of Dunn County is composed of land known as Western Coulees and Ridges, "characterized by highly eroded, driftless (unglaciated) topography, relatively extensive forested landscape, and big rivers and a wide river valley". This includes the Mississippi and Chippewa. Some areas contain cold streams fed by springs. Silt loam (loess) and sandy loam soils cover sandstone resting on top of dolomite. "Vegetation consists of bluff prairie, oak-forest, oak savanna, and some mesic forest." "Relic conifer forests are present…. There are floodplains with connected wetlands." Agriculture, including dairy and beef forms, is the primary use of land on the ridge tops and stream valleys. Some croplands and pasture lands are set aside in the Crop Reserve Program (CRP). "Wooded slopes are often managed for oak-hardwood production."

The Town of Elk Mound is marked by broad fields, which are mostly level or slowly rising. Muddy Creek meanders through many sections of the Township, and Elk Creek runs through the northwestern part. There seem to be hundreds of shelterbelts, many of them made up of evergreens. Muddy Creek Wildlife Area is two miles west of Elk Mound. 4,351 acres (3,185 owned; 1,166 leased). Marsh, woodlots, stream, planted prairie grass support wildlife such as pheasants, rabbits, squirrels, ducks, deer, muskrats, ruffed grouse, and turkey.

The Mt. Simon Sandstone Formation, about 25 feet thick, underlies the entire county. It consists of medium to coarse-grained sandstone with some fine-grained sandstone. The Formation yields moderate to large amounts of water to wells.

The Eau Claire Sandstone Formation, overlying the Mt. Simon, is present throughout the County except in some areas along pre-glacial stream valleys where

erosion has greatly thinned or entirely removed it. The Eau Claire Sandstone is about 100 to 150 feet thick and consists of medium to fine-grained sandstone and shale. It generally yields only small quantities of water to wells, but moderate yields may be obtained where shale is absent from the formation.

The Galesville Sandstone Formation ranges in thickness from about 30 to 50 feet. It is present under the southwestern part of the County and probably in the bedrock hills elsewhere in the County. The Galesville Formation generally yields moderate amounts of water to wells, but it is missing in most areas where soils and topography indicate irrigation to be most feasible. The unit consists of coarse to fine-grained sandstone.

The Franconia Sandstone Formation, Trempeauleau Foundation, and Prairie du Chien Group consist of sandstone, siltstone, and dolomite. These formations occur in the western and southwestern parts of the County and in highland areas. Moderate to small amounts of water can be obtained from the Franconia Formation, but the Trempealeau Formation and the Prairie du Chien Group yield only small amounts.

Glacial deposits in highland areas of Dunn County are very thin, generally less than 30 to 50 feet deep, but they are very thick in the buried bedrock valleys. Apparently, the pre-glacial Chippewa River flowed through a broad, deep channel and was the principal river draining the area. Deep tributary river valleys joining the pre-glacial Chippewa include the present Eau Galle River Valley, the present Red Cedar Valley (approximately from Irvington to Downsville), and a river valley trending from a point about two miles northeast of Knapp to north Menomonie and then southeastward to the Chippewa River. These pre-glacial stream valleys contain 100 to 200 feet of glacial material over much of their area.

Water in the groundwater reservoir moves by gravity from areas of recharge down the hydraulic gradient to areas of discharge. Recharge occurs over most of the County, and generally the hydraulic gradient is from topographically high to topographically low areas. Therefore, groundwater is moving through the water-bearing rocks from the water divides in the highland areas of Dunn County to the streams where it is discharged.

Sources

F. Curtiss-Wedge, Geo. E. Jones, and others. *History of Dunn County*. Minneapolis-Winona: H.C. Cooper, Jr. & Co., 1925.

Dunn County Historical Society. *Dunn County History*, Dallas, TX: Taylor Publishing, 1984.

Larry Lynch and John Russell, eds. *Where the Wild Rice Grows: A Sesquicentennial Portrait of Menomonie 1846-1996.* Menomonie Sesquicentennial Commission, 1996.

John Russell, Dunn County Historical Society. *Dunn County Footprints of History*.

Metallic and Non-metallic Resources

The Town has rich sand and gravel deposits along the Chippewa River and its tributaries. These deposits can be found on outwash plains and have been identified and mapped using the new digital Soil Survey.

NATURAL RESOURCES

Soils

Soils in the Town have been analyzed using information provided by the Natural Resource Conservation Service (NRCS). Understanding the soils present within the Town is important because of the limitations that soils can have on type and location of development.

Soil characteristics include slope of the land, depth to bedrock, depth to groundwater, and identification of wetlands. These characteristics are interpreted to establish development limitations, such as septic suitability, basement construction, and areas with steep slopes.

According to the NRCS, all soils associations in the Town of Elk Mound are classified as soils with moderate to very rapid permeability. This classification is due largely to soil types, but also in part to topography. The following are general definitions of soil associations found in the Town.

"Soils are considered to be of high or medium production if they meet these criteria":

1   Considered to be "prime farmland." Prime farmland has the best combination of physical and chemical properties for the production of crops. Soil properties that are used to determine prime farmland include wetness, flooding, permeability, stoniness, reaction to erosion, and available water capacity.
2   Productivity for corn.
3   Capability Class. Land capability classes are practical groupings of soil limitations based on such characteristics as erosion hazard, droughtiness, wetness, and response to management. Classes range from 1-8. These classes reflect the land's ability to support crops, grazing, forestry, and wildlife.

Class I and II soils are of "high agricultural importance. "Class III soils are of "medium importance." Soils in classes higher than IV "are poorly suited for agricultural production."

USDA-NCRS Technical Guide, Section 2, Dunn County Soil Descriptions, Non-Technical, pp 1-26. 11/22/95.

Water

Lakes and rivers are the primary components of surface waters in the Town of Elk Mound. Surface waters are all of the water features, standing still or flowing, navigable or intermittent, which collect and channel overland rainwater or snow-melt runoff.

Lakes, Rivers, and Streams

The most obvious surface waters are rivers, streams, and lakes. These are important to the environment, and they are also recreational and scenic assets. The primary watershed in the Town is the Chippewa River.

Outstanding Resource Waters "have the highest value as a resource, excellent water quality, and high quality fisheries. They do not receive wastewater discharges and point source discharges will not be allowed in the future unless the quality of such a discharge meets or exceeds the quality in the receiving water. This classification includes national and state wild and scenic rivers and the highest quality class 1 trout streams in the state."

Exceptional Resource waters have excellent water quality and valued fisheries but already receive wastewater discharges or may receive future discharges, if

necessary to correct environmental or health problems. The classification includes Class 1 trout streams as identified in the 1980 Blue Trout Book.

Outstanding Resource Waters
Elk Creek and Muddy Creek

Exceptional Resource Waters
Big Elk Creek

Source: *The State of the Lower Chippewa River Basin 2001*, Wisconsin Department of Natural Resources, Publ #WT 554-00

Groundwater
It is the water that saturates the tiny spaces between alluvial material (sand, gravel, silt, clay) or the crevices and fractures in rock. It is vital for all of us. We depend on its good quality and quantity for drinking, recreation, use in industry, and growing crops. It is also vital to sustaining the natural systems on and under the earth's surface.

Groundwater is a hidden resource. At one time, its purity and availability were taken for granted. Now, contamination and availability are becoming serious issues.

Although no specific maps that show groundwater (other than those that reveal soils attenuation or groundwater elevations based on USGS maps) are available at the town or county level, it is known that groundwater tends to be localized, often following the same watershed boundaries as surface water. This is critical because what is done in the "backyard' either keeps your water clean or contaminates it.

Most groundwater contamination is first identified by nitrate tests since they are inexpensive and are a good indicator of other contaminants.

Wetlands
Wetlands, shown on map in Appendix B, are defined by the presence of hydric soils. Wetlands may be seasonal or permanent and have the capacity to store and filter pollutants. They can also be important recharge areas for groundwater, and they store floodwaters and maintain stream flows.

Threatened and Endangered Species
The Lower Chippewa Basin has been inventoried from Eau Claire south to the confluence with the Mississippi and the Red Cedar from Menomonie south to the confluence with the Chippewa River. To date, 118 rare and endangered species and natural communities have been found in this area, a transition zone for geology, soils, northern and southern forests, and climates. For a listing of rare species and their locations, refer to the "Guide to Wisconsin's Endangered and Threatened Plants" published by the Bureau of Endangered Resources, Wisconsin Department of Natural Resources (PUBL-ER-067).

Wildlife
The Town has a number of federal, state, and local wildlife and fisheries areas that are managed to provide feeding, breeding, nesting, cover and other habitat values to a wide variety of plant and animal species,

CULTURAL RESOURCES

See Issues and Opportunities for historical information and See Points of Interest map in Appendix E.

ECONOMIC DEVELOPMENT

BASIC OBJECTIVES
Understand the economic base of the community and statewide trends affecting the community and region.
Identify economic development programs at the local and state level.
Assess the community's strengths and weaknesses relative to attracting and retaining agricultural economic growth.
Identify desirable businesses and industries.

Labor Force
Employed Civilian Population

OCCUPATION	No.	%
Management, professional, and related occupations	171	28.5
Service occupations	84	14.0
Sales and office occupations	130	21.6
Farming, fishing, and forestry	24	4.0
Construction, extraction, and maintenance occupations	65	10.8
Production, transportation, and material moving occupations	127	21.1
TOTAL	601	100.0

Unemployment

	Percent
Town of Elk Mound	6.3
Dunn County	3.8
State of Wisconsin	3.8

Commuting to Work

	Persons	Percent
16 Years and Older	577	100.0
Work at Home	57	9.9
Drove alone	459	79.5
Carpooled	44	7.6
Walked	9	1.6
Other means	5	0.9
	Average travel time to work 22.6 minutes	

Class of Worker

	Town of Elk Mound		Dunn County		State of Wisconsin	
Occupation	Number	Percent	Number	Percent	Number	Percent
Private wage and salary workers	473	78.7	15,312	73.6	2,217,490	81.1
Government workers	56	9.3	3492	16.8	340,792	12.5
Self employed workers in own not incorporated business	70	11.6	1,862	9.0	167,248	6.1
Unpaid family workers	2	0.3	125	0.6	9,395	0.3

A comparison of the class of workers at the Town, County and State level indicates that across the board "Private wage and salary workers" is the largest class of worker. However, the Town has a larger "self employed worker in own not incorporated business," 11.6%, than the county, 9.0%, or the state, 6.1%.

Largest Employers in Region   **Local Industrial/Commercial Parks**

Wal-Mart Associates
University of Wisconsin-Stout
Menomonie Public Schools
County of Dunn
Minnesota Mining & Manufacturing
Hunt-Wesson Inc.
Myrtle Werth Hospital Inc.
Cardinal F. G. Co.

Name	Total Acres	Percent Occupied
Boyceville Industrial Park	250	0
Colfax Industrial Park	22	9
Knapp Industrial Park	6	0
Menomonie Industrial Park	1,250	88
Stout Technology Park	216	65

Contaminated Sites
    None

Community Strengths and Weaknesses
Strengths
- A strong labor pool.
- High quality local schools
- Proximity to UW System & Chippewa Valley Technical College, for education and community services.
- Well-maintained local roads.
- Beautiful natural environment.
- No environmentally contaminated sites.
- Low crime rate.
- Good access to medical services.
- A number of religious institutions.

- Clean groundwater supply

Weaknesses
- No public sewer and water system.
- No economic assistance programs to promote new businesses.

Selected Economic Development Programs

The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED).
The Community Development Block Grant- Economic Development (CDBG-ED).
The Community Development Block Grant-Blight Elimination and Brownfield Development Program (CDBG-BEBR).
Enterprise Development Zone (EDZ).
Community Development Zones (CDZ).
Rural Economic Development (RED) Early Planning Grant Program.
Wisconsin Development Fund-Major Economic Development Program (MED).
Transportation Facilities Economic Assistance and Development Program.
Customized Training Grant Programs.
Industrial Revenue Bonds.
Technology Development Fund Program.
Transportation Economic Assistance
Tax Incremental Financing

Desirable Businesses and Industries

Agriculture is and will continue to be the largest business in the Town. Agriculturally related businesses will be encouraged as long as they fit within the rural and agricultural character of the area. While the town has many strengths, it is best suited to meet local agricultural needs. The town borders the incorporated jurisdictions of the Village of Elk Mound, but the village is not planning to expand beyond its current boundary through the year 2020. There are no public utilities (sewer and water). See Transportation for a description of major corridor plans in the town. There is no rail service, and the town is not close to a major airport. Because of the small population the available economic development programs do not apply. Therefore, industrial and commercial growth is not likely to occur. This is good since a majority of the residents do not want to encourage industrial development. The town would support limited types of development and would encourage those not fitting town expectations to locate in or near an incorporated area with proper utilities and infrastructure.

INTERGOVERNMENTAL COOPERATION

To ensure economic efficiency and to create harmony, planners should become aware of how existing governmental units can learn to work together and avoid conflict

School District
See Utilities and Community Facilities and School District Map.

State of Wisconsin
Department of Natural Resources
Wildlife Management.
Forestry management services and consultation.

State wildlife rules enforcement.

Septic system enforcement.

Wisconsin State Patrol

Traffic law enforcement.

Commercial vehicle enforcement (weight laws, etc.).

Wisconsin State Emergency Government

Assistance and coordination for large scale disasters.

UW Extension

Agricultural Education services.

Land use assistance and planning.

Livestock health management assistance.

Wisconsin Department of Transportation

Dunn County

Please see Utilities and Community Facilities.

Dunn County Sheriff

Law Enforcement.

Medical First Responders.

Dunn County Emergency Government

911 dispatch center.

Coordination of Hazardous Materials tracking, enforcement,
cleanup.

Coordination of E911 System.

Dunn County Highway Department

Snowplowing.

Road repair of County and State roads in the Township.

Dunn County Solid Waste

Coordinate solid waste and recycling.

Existing Areas of Cooperation

Other services provided by relationships with other towns, villages, etc.

Ambulance Service

Primary -- Colfax Rescue Squad

Mutual Aid agreement providers:

Gold Cross Ambulance

Menomonie Fire Department

Eau Claire Fire/Rescue

Mayo One Aviation

Lifelink Aviation

Fire Protection

Primary -- Elk Mound Fire Rescue, owned by Elk Mound Township
in partnership with Village of Elk Mound and Spring Brook

Township.

Mutual Aid agreements:
>Menomonie Fire Department
>Colfax Fire Department
>Chippewa Fire Protection District
>Eau Claire Township Fire

Hazardous Materials Teams
>Level "B" -- Menomonie Fire Department
>Level "A" -- Eau Claire Fire Department

Other Agreements

The Town cooperates with adjoining towns regarding road maintenance.

Town of Wheaton maintains 10\1010th Street south of STH 29.

Town of Wheaton, Colfax, and Howard share maintenance of 10\1010th Street north of CTH M.

The Town mows rural streets within the Village limits of Elk Mound.

The Town shares snow removal with Red Cedar on 765th Street and Spring Brook on 490th and with Colfax near Whitetail Golf course.

The Town does not have any formal arrangements with state agencies but cooperates on an as needed basis.

Unified Dwelling Code (UDC)

The UDC is a set of statewide standards regarding construction and renovation of private residential construction. The town has an agreement to have a local inspector do inspections as of Jan 01, 2005.

Process to Resolve Conflicts

Sometimes the town addresses intergovernmental issues and finds out that neighboring communities have different visions and ideas. Many techniques exist to resolve conflicts, and the town should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, is settled faster, and costs less than a prolonged lawsuit.

If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict. The following is a list and description of different techniques.

Binding arbitration
Non-binding arbitration
Early neutral evaluation.
A focus group
A mini-trial
A moderated settlement conference
A summary jury trial

Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid conflicts and tense situations. It may be easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute, by maintaining open communication.

Existing or Potential Areas of Intergovernmental Conflict

Presently no conflicts exist with other governmental units. Unwritten but enduring agreements between Elk Mound or other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided. Care should be taken to avoid creating "structure" that could produce conflict.

LAND USE

BASIC OBJECTIVES

Prepare existing land use map
Identify contaminated sites
Assess real estate forces
Identify conflicts
20-year projections
Prepare future land use map

SELECTED SURVEY RESULTS
See questions 28-30

Existing Conditions
Current Land Use Map

Residential, Agricultural, Woodlands, Commercial, Manufacturing, Wetlands, Surface Water, Waste Disposal Sites

Land Use Summary, Source: 2003 Dunn County Real Estate Valuation Statement

Total acres in the Town is 21,514.44

	No.	Imp. parcels	Total Acres	Town Net Density Parcel	Average parcel size In acres
General Property					
Residential	479	374	1,696.22	1:44.92	3.54
Commercial	18	14	111.52	1:1,195.25	6.2
Manufacturing	1	1	2.0	1:21,514.44	2.0
Agricultural	442	0	9,126.10	1:48.68	20.65
Swamp & Waste	309	0	2,504.56	1:69.63	8.11
Forest	277	0	4,343.77	1:243	15.68
Other	32	31	108.04	1:672.33	3.38
Total	1,558	420	17,892.21		

Woodland Tax					
Private Forest	0	0	0		
Managed Forest Open	10	0	169.0		16.9
Managed Forest Closed	18	0	425.38		23.63
Total	28	0	594.38		
Exempt Property					
Federal	0	0	0		
State	161	0	2,918.05		18.12
County	1	0	10.00		10.0
Other	39	0	99.80		2.56
Total	201	0	3,027.85		

Trends
Real Estate Activity & Cost

Class.	Avg. Cost
Residential	$179,544
Residential Lot	$33,438
Commercial	$149,900
Commercial Lot	N/A
Vacant land	$74,875
Total	

Contaminated Sites

None exist.

Redevelopment Opportunities

The town is agricultural in nature; there are no run-down neighborhoods or abandoned industrial sites. Therefore, there are no "redevelopment opportunities". Land in the rural environment is predominantly agriculture in nature, and the only redevelopment in the town will occur when this land is changed from its current use to a non agricultural use or housing.

Land Use Conflicts

Land use conflicts occur when different land uses are placed or are planned to be placed close to or next to each other. The nature of the conflict depends on the circumstances, and the views of those affected by the land uses. Regardless of the type or degree of conflict, it can have significant impacts on a community's quality of life and land values. Conflicts can also affect future land use development patterns.

From discussions with elected officials and the general population land use conflicts have been identified between Crossroads Agriculture and the surrounding residential neighborhoods.

Future Conditions

According to the 2000 Census, 371 housing units exist in the township. Since then 69 additional housing starts have occurred. Over the last ten years there have been 218 new housing starts, which represent an annual growth rate of 6.3%. If the township continues to grow at this rate, the following projections can be expected.

	2003-2008	2008-2013	2013-2018	2018-2023	Total
Number of New Housing Units	138	182	236	314	870
Acreage needed for New Housing Units	487	642	833	1,108	3.070
Number of Commercial & Industrial Units	0	0	0	0	0

Based on the housing projections for the next 20 years the Town is expecting to see the number of farmland acres decline as new housing starts occur. From the period of 1977 through 1990 the town has lost 1.6% of its farms and 35.3% of its dairy farms. If this trend continues, the town can expect a 0.20% decline every five years in the number of farms

Future Boundaries and Extensions of Public Utilities and Community Facilities

The town does not have public utilities (sewer and water) but borders the incorporated jurisdictions of the Village of Elk Mound. However, the village is not planning to expand beyond its current boundary through the year 2020.

IMPLEMENTATION

The Town of Elk Mound Comprehensive Plan provides for rural development and open space preservation objectives recommended by the Town's Plan Commission. This section identifies the mechanisms to implement those recommendations, such as zoning, subdivision controls, official mapping and ordinance development. It describes such mechanisms as conservation easements and conservation subdivisions as a means to preserve open space and agricultural lands.

County Ordinances

Most units of government rely on zoning ordinances as the tools to implement their plan. A zoning ordinance regulates the use of property in the public interest. Zoning is a means to properly place community land uses in relation to one another while providing adequate space for each type of development. It can be used to control the development density in each area so that property can be adequately served with governmental facilities such as street, school, recreation and utility systems. Zoning directs growth into appropriate areas while protecting existing property by requiring new development to provide adequate light, air and privacy to the citizenry within the community. Zoning ordinances contain several different zoning districts such as agriculture, conservancy, residential, commercial and industrial. They also indicate specific permitted uses within each district and establish minimum lot sizes, maximum building heights, and setback requirements.

The Town of Elk Mound is currently not participating in Dunn County Comprehensive Zoning. The county is rewriting its zoning ordinance to reflect current development patterns and practices. The county is working closely with the towns to get input for the current revisions and to identify areas to consider for the planned new zoning ordinance.

The Town is considering becoming zoned and is considering whether to fall under County Zoning or to become zoned locally.

If the Town were to fall under county Zoning, the Town's Comprehensive Plan and recommendations would be reviewed against the county zoning ordinance. If inconsistencies between the Town's plan and county zoning are discovered, the Town will request the County to make zoning ordinance revisions to be consistent with the plan.

Recommendations of the Town Comprehensive Plan are long range, and it is important to understand that some areas of the Preferred Land Use map will not be developed for a number of years. Consequently, county-zoning districts may not need to be immediately changed to reflect the town's comprehensive plan and changes should be made incrementally. Zoning should remain consistent with the appropriate use of the land. Re-zoning should occur only when the uses in the proposed district are appropriate for the given parcel of land.

If the Town falls under local Township zoning then the Comprehensive Plan recommendations would become a basis for drafting zoning ordinances.

Local Ordinances

Another common implementation tool is the subdivision ordinance. The control of land divisions is of particular importance since decisions regarding the subdivision of land are some of the first official activities involving public policy as it relates to new development. Chapter 236 of the Wisconsin Statutes sets forth minimum platting standards. Towns are authorized under Section 236.45 to adopt subdivision control ordinances that are at least as restrictive as Chapter 236.

The plan recommends that the town adopt a conservation subdivision ordinance. Prior to acting on this, the Town will review this recommendation against the county zoning and subdivision ordinances and Chapter 236. If inconsistencies between the Town's subdivision ordinance and county ordinances are discovered, the Town will work cooperatively with the County to make necessary revisions to be consistent with the plan. If inconsistencies are discovered between the Town's ordinance and chapter 236, the Town will make necessary revisions to become compliant with Chapter 236.

GOALS AND OBJECTIVES
Objective:
A specific, measurable, intermediate end that is achievable and marks progress toward a goal. Objectives are the strategic steps required to reach the Town's desired destination.

1. **Agriculture**
We believe that there is more than enough land available for the potential growth of the Town over the next twenty years, but we are concerned about the future of farmland. We are recommending that several large blocks of agricultural land be reserved primarily for agriculture so that farmers can expand their operations onto neighboring land available for purchase or rent without fear of conflicts with residents.

    A. Protect and Preserve Existing Farms
- a. Develop an Agriculture Zone.
- b. Limit Housing development in the ag. zone such as 4 splits in a 40 with a minimum lot size of 1 acre.
- c. Encourage farming in the Town
- d. Develop an educational program about farming for non-farm residents.
- e. Develop standards for a Code of Rural Living brochure.
- f. Protect the Natural Resources.
  1. (See Natural Resources)

2. Housing

    A. Retain rural character of the Town.
- a. Develop a conservation based subdivision ordinance.
- b. Develop residential districts
  1. Single family
  2. Multi- family
  3. Mixed (ag/ residential, single/multi family etc.)
- c. Develop an educational program.
  1. Develop a Code of Rural Living brochure

    B. Intergovernmental Cooperation
- a. Cooperation with neighboring townships and the Village.
  1. Maintain existing lines of communication between neighboring units of government.
  2. Explore new opportunities for establishing communication and cooperation.

    C. Economic Development

Some of the best agricultural areas are located around the intersections of I94, STH 29, and STH 40; but they appear to be destined for development and have not been included in our recommended agricultural areas.
- a. Designate areas where commercial/industrial development would be encouraged.
  1. Create Commercial zones
  2. Create Industrial zones.
  3. Create a mixed use zone.

    D. Natural Resources
- a. Protect the Natural Resources of the Town
  1. Encourage the Agricultural and development communities to comply with Natural Resource Conservation Service (NRCS) recommendations and programs.
  2. Work with State and local agencies to identify areas for future protection (groundwater)
  3. Limit housing development in areas of Natural Resource importance.

    E. Township
- a. Become zoned
  1. Develop and map zoning districts
     - a. Adopt zoning
       - i. Own zoning
       - ii. County zoning

Plan Monitoring, Evaluation, and Update

The plan is subject to the passing of time, which may make objectives and recommendations obsolete. Plan monitoring and evaluation is an ongoing process and eventually will lead to plan updating. The time that elapses between the adoption of the plan and the need to update it depends on new conditions and issues that demand a plan update. The Town of Elk Mound will monitor the progress of plan implementation and evaluate it against changing conditions at least every five years or as changes warrant. The Plan Commission will remain flexible with regard to updates. However, it is not expected that updates will be necessary more often than every two years, but they should be conducted within seven years.

Integration of Elements

In order to meet the goals and objectives laid out in the Implementations element portions of all of the other planning elements will come into play. While some of the goals are specific to a particular element, achieving the goals requires a much broader perspective. The driving force behind this whole process has been a comprehensive analysis of the community, and when the town begins to implement the goals, it should assess the impact and effects the goal and objectives will have on the rest of the document.

APPENDIX A
SURVEY

APPENDIX B
MAPS

The following maps are included and referenced as follows;

Map 1 (Existing Land Use) details existing land uses at the time of the study based on the following definitions:

>**Industrial**
>Parcel of land zoned industrial or its primary use is industrial in nature.
>**Commercial**
>Parcel of land zoned commercial or its primary use is commercial in nature.
>**Residential**
>Parcel of land 10 acres or smaller.
>**Residential-Woods**
>Parcel of land greater than 10 acres, predominantly wooded and contains a private residence.
>**Residential-Ag**
>Parcel of farmland greater than10 acres and contains a private residence.
>**Farmland**
>Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands or open water and is predominantly agricultural in nature.
>**Farmland-Woods**
>Parcel of farmland with a minimum of 10 acres as woods.
>**Farmstead**
>Parcel of farmland containing a farm residence and/or Ag-related residential unit(s).
>**Mixed**
>Parcel of land greater than10 acres, is **<u>not</u>** residential, cropland, commercial or industrial in nature and contains woods, woodland programs, open water and wetlands (or some combination).
>**Public Recreation**
>Parcel of land owned by the county, state or federal government and open to the public for recreational use.
>**Public**
>Parcel of land owned by local, county, state or federal government or by other tax-exempt organization.

Map 2 (Steep Slopes) locates steep slopes
Map 3 (Woodlots) locates wooded areas 10 acres in size or greater
Map 4 (Wetlands) locates wetland areas based on soil characteristics
Map 5 (Water Quality Management Areas and Frequently Flooded)
Map 6 (Soil Productivity) delineates soils by classes
**Map 7 (Preferred Land Use)** delineates preferred land uses

EXISTING LANDUSE
Town of Elk Mound
Dunn County, Wisconsin

Existing Landuse
- Industrial
- Commercial
- Residential
- Residential-Woods
- Residential-Ag
- Farmland
- Farmland-Woods
- Farmstead
- Mixed
- Public Recreation
- Public

Transportation
- Interstate
- Federal
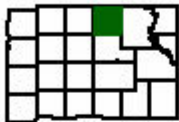- State
- County
- Town

Village of Elk Mound

1   Sections

Dec, 2004

ELK MOUND

STEEP SLOPES
Town of Elk Mound
Dunn County, Wisconsin

Slopes > 20%

Transportation
Interstate
Federal
State
County
Town

Village of Elk Mound

Sections

Hydrology

Dec, 2004

ELK MOUND

N

2   1   0   1   2   Miles
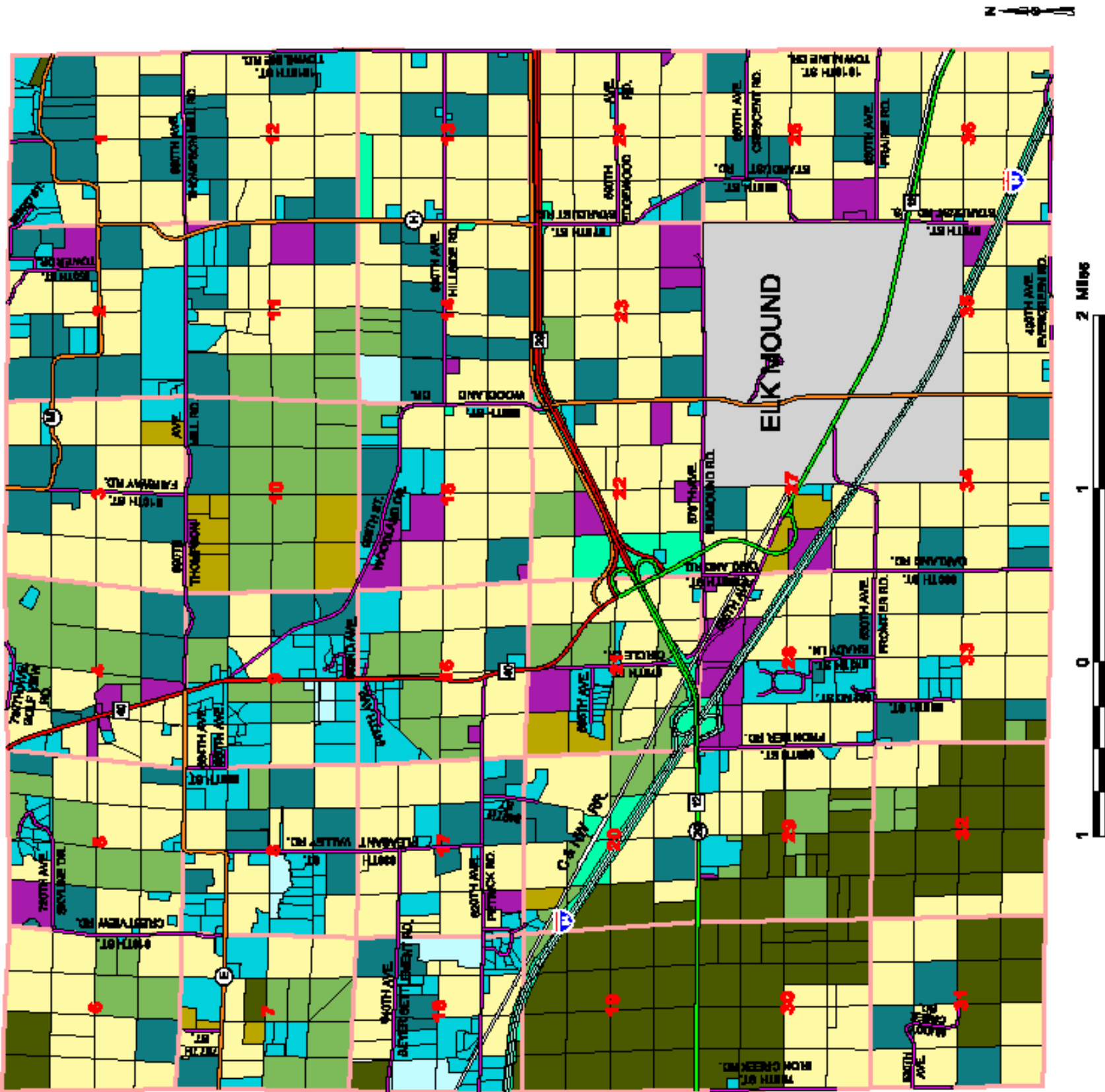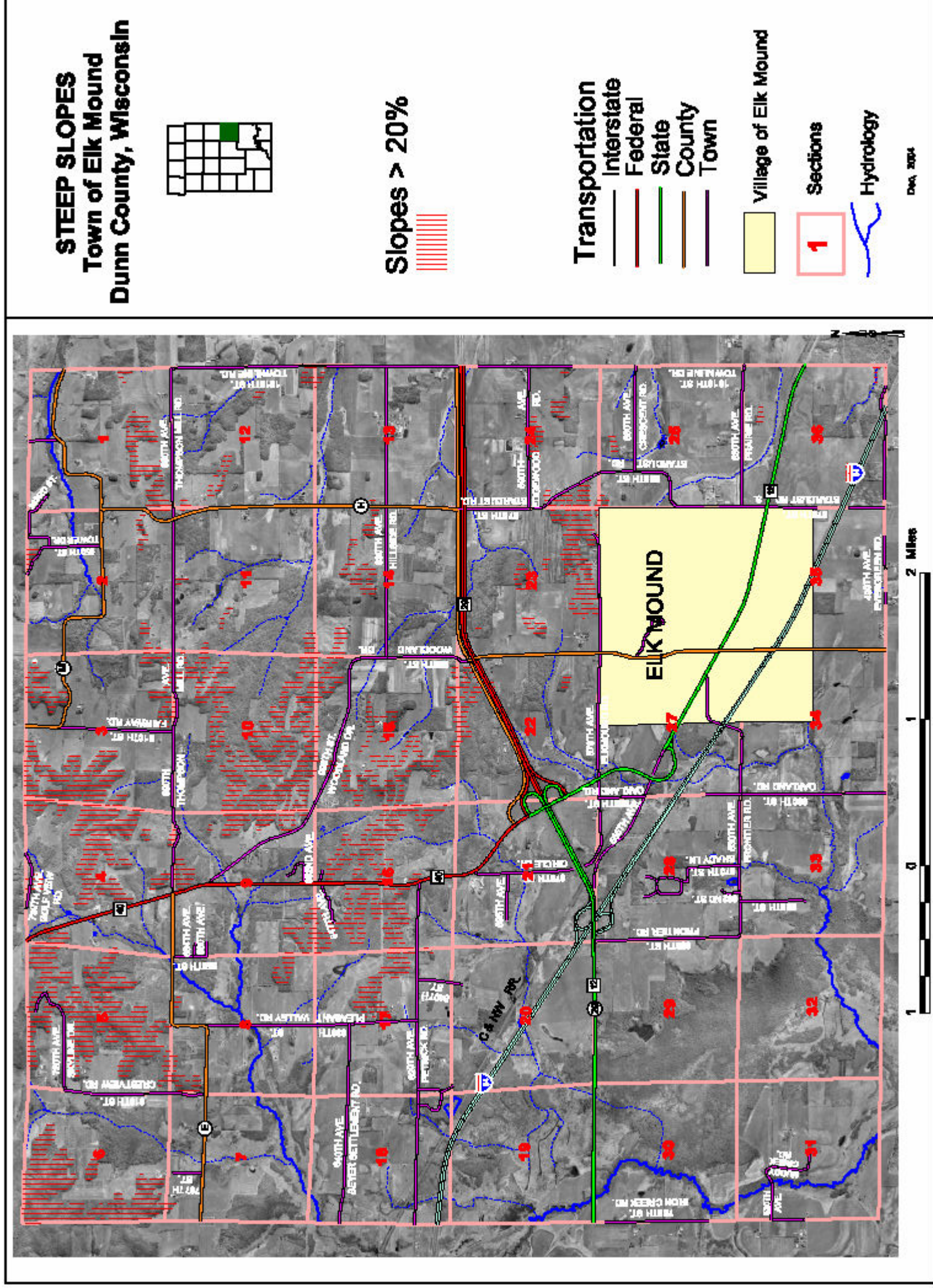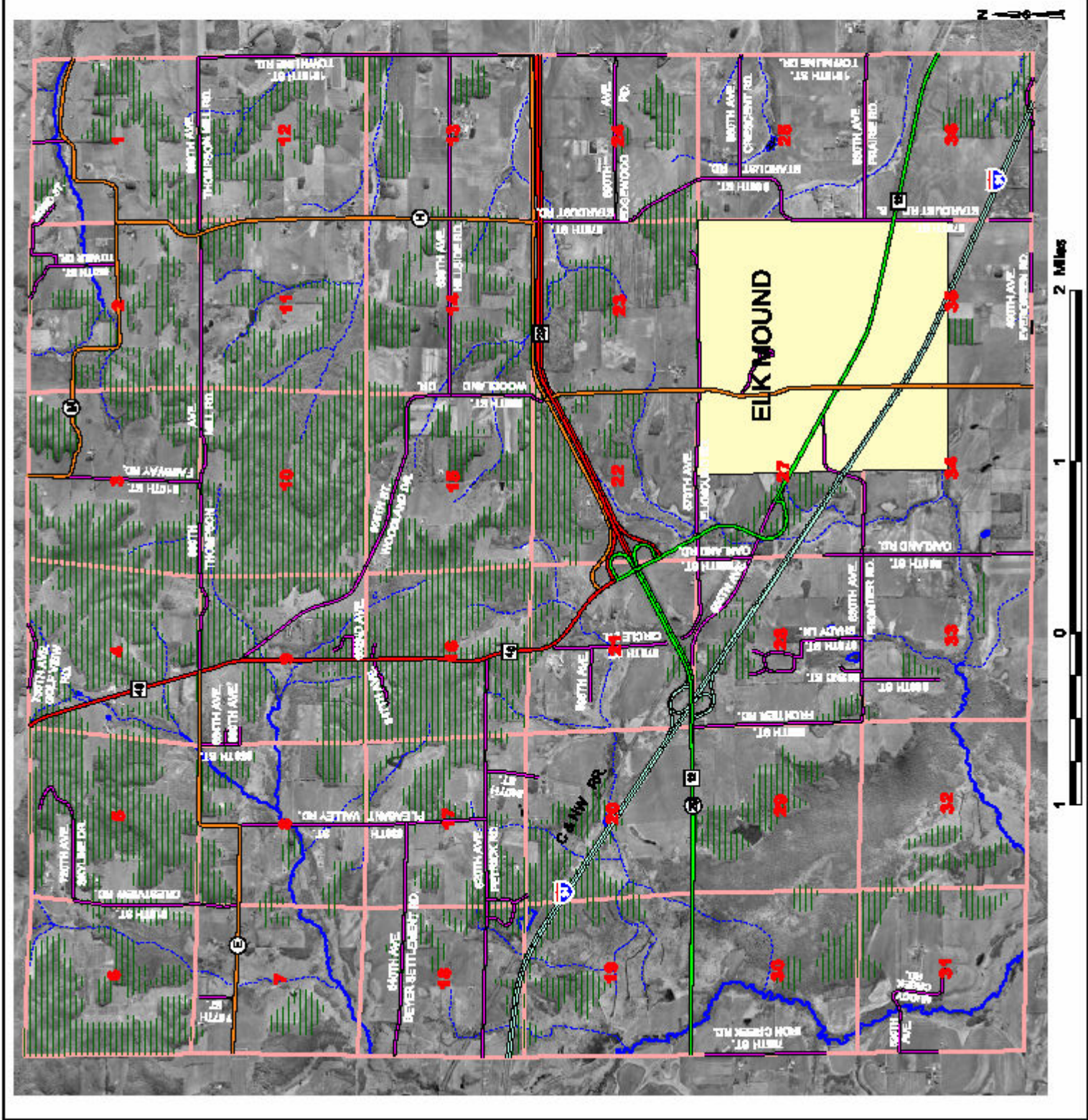
WOODLOTS GREATER
THAN 20 ACRES
Town of Elk Mound
Dunn County, Wisconsin

Woodlots > 10 Ac.

Transportation
Interstate
Federal
State
County
Town

Village of Elk Mound
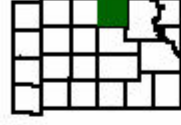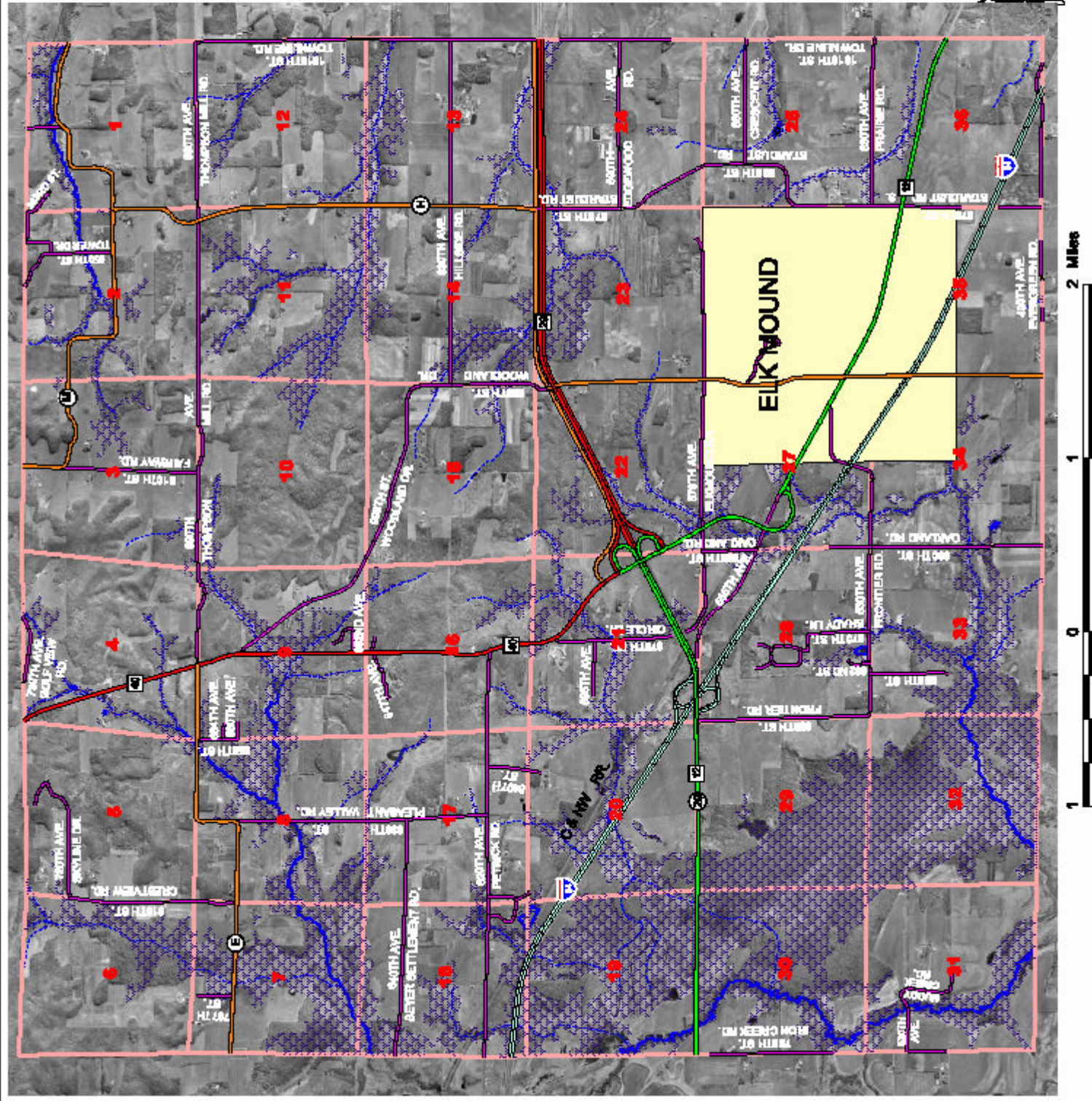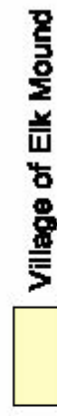
Sections

Hydrology

May, 2004

WETLANDS
Town of Elk Mound
Dunn County, Wisconsin

Wetlands
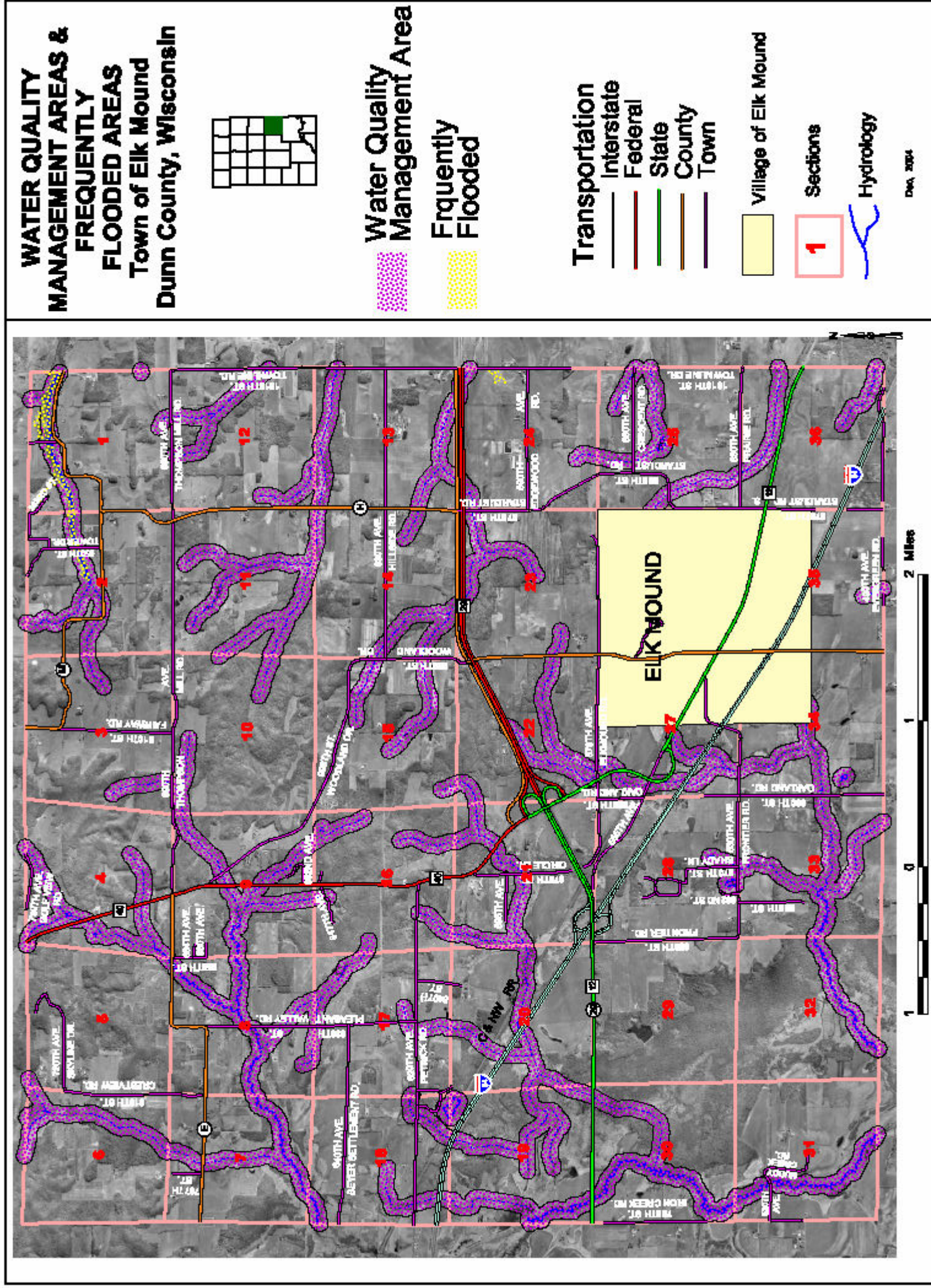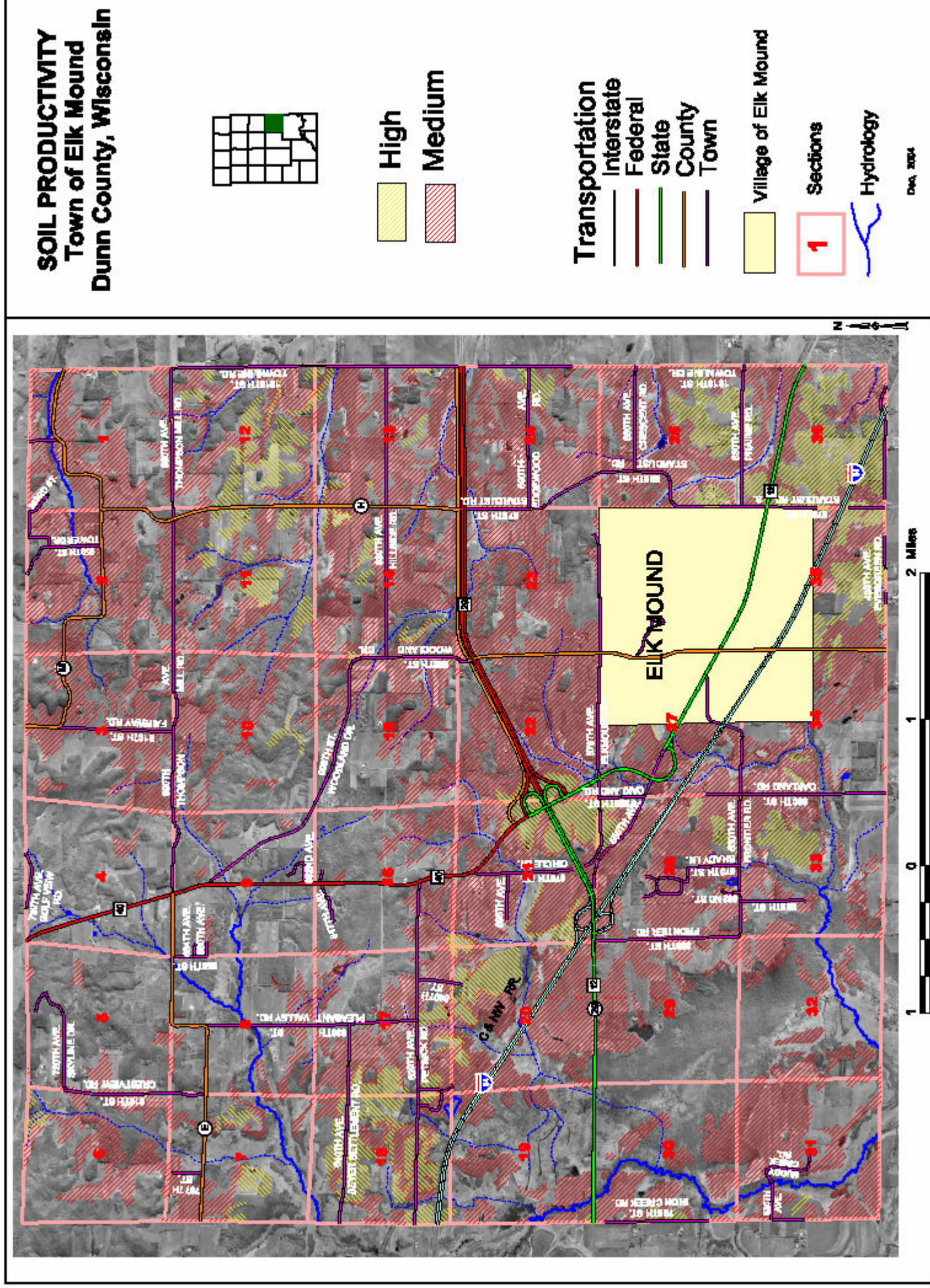
Transportation
Interstate
Federal
State
County
Town

Village of Elk Mound

Sections

1

Hydrology

Dec. 2004

ELK MOUND

2 Miles

WATER QUALITY MANAGEMENT AREAS & FREQUENTLY FLOODED AREAS
Town of Elk Mound
Dunn County, Wisconsin

Water Quality Management Area

Frquently Flooded

Transportation
Interstate
Federal
State
County
Town

Village of Elk Mound

Sections

Hydrology

Dec, 2004

SOIL PRODUCTIVITY
Town of Elk Mound
Dunn County, Wisconsin

High

Medium

Transportation
Interstate
Federal
State
County
Town

Village of Elk Mound

Sections

Hydrology

Dec, 2004

ELK MOUND

N

2 Miles

PREFERRED LANDUSE
Town of Elk Mound
Dunn County, Wisconsin

Preferred Land Use

- Residential-Ag
- Ag Protection
- Low Density Residential
- Public Recreation
- Public
- Commercial
- Commercial / Industrial Overlay

Transportation
- Interstate
- Federal
- State
- County
- Town

Village of Elk Mound

Sections

Feb. 2008